

City of Mt. Vernon, Iowa

Meeting:	Mt. Vernon City Council Meeting
Place:	Mt. Vernon Police Station, 380 Old Lincoln Hwy., Mt. Vernon, Iowa 52314
Date/Time:	October 4, 2021 – 6:30 PM
Web Page:	www.cityofmtvernon-ia.gov
Posted:	October 1, 2021

Mayor:	Jamie Hampton	City Administrator:	Chris Nosbisch
Mayor Pro-Tem:	Tom Wieseler	City Attorney:	Robert Hatala
Councilperson:	Stephanie West	Assis. Admin/City Clerk:	Sue Ripke
Councilperson:	Scott Rose	Deputy City Clerk:	Marsha Dewell
Councilperson:	Deb Herrmann	Chief of Police:	Doug Shannon
Councilperson:	Eric Roudabush		

The City Council will be returning to in-person meetings starting June 21, 2021. **The Council asks that you please wear a mask if you are unvaccinated and observe social distancing protocols.** The public entrance to the police station can be found on the west side of the building.

For those individuals that are unable to attend or still do not feel comfortable with in-person meetings, the City is providing a Zoom option. For those planning to attend via Zoom, please use the following information:

You will be prompted for the following information:

1. Telephone #: 1-312-626-6799
2. Meeting ID: 898 4315 0145
3. Password: 209211

Should you need assistance to access the meeting, please contact Chris at 319-359-8613.

- A. Call to Order
- B. Agenda Additions/Agenda Approval
- C. Communications:
 1. Unscheduled
 2. Cedar Rapids Economic Alliance Update

If you wish to address the City Council on subjects pertaining to today's meeting agenda, please wait until that item on the agenda is reached. If you wish to address the City Council on an item **not** on the agenda, please approach the microphone and give your name and address for the public record before discussing your item. Each individual will be granted no more than five (5) minutes.

D. Consent Agenda

Note: These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

1. Approval of City Council Minutes – September 20, 2021 Regular Council Meeting
2. Approval of Special City Council Minutes – September 27, 2021

E. Public Hearing

1. Public Hearing for Consideration of an Ordinance Providing that General Property Taxes Levied and Collected Each Year on Certain Property Located within the Spring Meadow

Heights Urban Renewal Area, in the City of Mount Vernon, County of Linn, State of Iowa, by and for the Benefit of the State of Iowa, City of Mount Vernon, County of Linn, Mount Vernon Community School District, and Other Taxing Districts, to be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to be Issued, Incurred by the City in Connection with the Spring Meadow Heights Urban Renewal Area (Phase 2 Parcels)

- i. Close Public Hearing – Proceed to F-1

F. Ordinance Approval/Amendment

1. Ordinance #10-4-2021A: Providing that General Property Taxes Levied and Collected Each Year on Certain Property Located within the Spring Meadow Heights Urban Renewal Area, in the City of Mount Vernon, County of Linn, State of Iowa, by and for the Benefit of the State of Iowa, City of Mount Vernon, County of Linn, Mount Vernon Community School District, and Other Taxing Districts, to be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to be Issued, Incurred by the City in Connection with the Spring Meadow Heights Urban Renewal Area (Phase 2 Parcels)
 - i. Motion to approve the first reading and proceed to the second reading (Council may suspend rules and proceed to the final reading after a vote of the first reading)

G. Resolutions for Approval

1. Resolution #10-4-2021A: Approving the Department of Transportation Street Finance Report of FY2021
2. Resolution #10-4-2021B: Approving Support and Financial Commitment for the Main Street Program in the City of Mt. Vernon

H. Mayoral Proclamation

1. None

I. Old Business

1. None

J. Motions for Approval

1. Consideration of Claims List – Motion to Approve
2. Discussion and Consideration of Covid Related Issues/Policies – Council Action as Needed
3. Discussion and Consideration of Solid Waste Requests for Proposals – Council Action as Needed

K. Reports to be Received/Filed

1. None

L. Discussion Items (No Action)

1. None

M. Reports of Mayor/Council/Administrator

1. Mayor's Report
2. Council Reports
3. Committee Reports

4. City Administrator's Report

N. Adjournment

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 895-8742 to arrange for accommodations.

D. Consent Agenda

The City Council returned to in-person meetings held at the Police Station, 380 Lincoln Hwy. The Council asked that those in attendance wear a mask if unvaccinated and observe social distancing protocols. The public entrance to the police station is on the west side of the building. For those individuals that were unable to attend or did not feel comfortable with in-person meetings, the City provided a Zoom option. For those planning to attend via Zoom, the following information was needed: Telephone #: 1-312-626-6799, Meeting ID: 820 8374 7465, Password: 454943. If assistance was needed before the meeting they could contact City Administrator Chris Nosbisch at 319-359-8613. The following Council members were present: Roudabush, West, Wieseler, Herrmann and Rose.

Call to Order. At 6:30 p.m. Mayor Jamie Hampton called the meeting to order.

Agenda Additions/Agenda Approval. Motion made by Wieseler, seconded by Herrmann to approve the Agenda. Motion carries.

Consent Agenda. Change/correction to the September 8, 2021 minutes: the September 8, 2021 meeting was called to order by Mayor Pro Tem Tom Wieseler, not Jamie Hampton as stated. Absent from the meeting was Mayor Jamie Hampton. Also, Rich Hileman, has asked to be removed from list of appointees. Motion to approve the Consent Agenda with the corrected September 8, 2021 minutes and the removal of appointment #4 listed on the September 20, 2021 Consent Agenda made by West, seconded by Wieseler. Motion carries.

Approval of City Council Minutes – September 8, 2021 Regular Council Meeting

Approval of Liquor License – Gary's Foods

Appoint Tracey Louwagie and Diana Corcoran – Library Board of Trustees

Appoint Rich Hileman – Planning and Zoning Commission (Removed in motion above)

Appoint Suzette Astley, Ed Sauter, Susan Hargus, and Janet Budack – Historic Preservation Commission

Appoint Loren Conley and Joel Wolfe – Assistant Building Official

Appoint Nor Meyer – Board of Appeals

Ordinance Approval/Amendment

Ordinance #8-16-2021A: Adopting Section 509 US Highway 30 Overlay District of Article Five: Special Overlay Districts within Chapter 165 Zoning Regulations of the City of Mt. Vernon Municipal Code. City Administrator Chris Nosbisch stated that there has not been any verbal or written communication regarding this ordinance since the second reading. Motion to approve the third and final reading of Ordinance #8-16-2021A made by Rose, seconded by West. Roll call vote. Motion carries.

Resolutions for Approval

Resolution #9-20-2021A: Approving the Final Plat of the Nowak First Addition to Linn County, Iowa. This plat lies within the two mile extraterritorial subdivision review boundary of the City. This subdivision creates two buildable lots and two out lots. Planning and Zoning unanimously recommended approval. Motion to approve Resolution #9-20-2021A made by Rose, seconded by Wieseler. Roll call vote. Motion carries.

Motions for Approval

Consideration of Claims List – Motion to Approve. Motion to approve the Claims List made by West, seconded by Wieseler. Motion carries.

AAA PEST CONTROL	PEST CONTROL-PD	55.00
AAA PEST CONTROL	PEST CONTROL-P&A	30.00
AIRGAS INC	CYLINDER RENTAL FEE-PW	68.72
ALLIANT IES UTILITIES	ENERGY USAGE-ST LIGHTS	4,209.37
ALLIANT IES UTILITIES	ENERGY USAGE-POOL	4,064.45
ALLIANT IES UTILITIES	ENERGY USAGE-F.S.	929.19
ALLIANT IES UTILITIES	ENERGY USAGE-RUT	449.41
ALLIANT IES UTILITIES	ENERGY USAGE-P&A	180.38
ALLIANT IES UTILITIES	ENERGY USAGE-RUT,PD	165.86
ALLIANT IES UTILITIES	ENERGY USAGE-RUT,P&A,WAT,SEW	78.93
ALLIANT IES UTILITIES	ENERGY USAGE-SEW	7,324.05
ALLIANT IES UTILITIES	ENERGY USAGE-WAT	6,567.27
ALLIANT IES UTILITIES	ENERGY USAGE-PD	880.86
ALLIANT IES UTILITIES	ENERGY USAGE-P&REC	754.40
ALLIANT IES UTILITIES	ENERGY USAGE-SEW	705.66
ALLIANT IES UTILITIES	ENERGY USAGE-ST LIGHT	548.38
ALLIANT IES UTILITIES	ENERGY USAGE-EMA	50.22
ALLIANT IES UTILITIES	ENERGY USAGE-CEM	21.70
BAUMAN AND COMPANY	UNIFORMS-ALL DEPTS	468.68
BOLAND RECREATION	UMBRELLAS-POOL	4,525.00
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	5,450.00
BRADY LANHAM	OFFICE OUTLETS-P&A	420.00
BSN SPORTS COLLEGIATE PACIFIC	2-12' BLEACHERS-LBC	2,930.00
CENTRAL IOWA DISTRIBUTING	SUPPLIES-POOL	192.00
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	103.00
CENTURY LINK	PHONE CHGS-PD	62.56
CHAPPYS REPAIR LLC	IDLER PULLEY/HUSTLER-RUT	51.00
CITY LAUNDERING CO	SERVICES-LBC	230.93
CITY LAUNDERING CO	SERVICES-P&A	56.64
CITY LAUNDERING CO	SERVICES-P&A	56.64
CUMMINS SALES AND SERVICE	EQUIPMENT REPAIR-SEW	706.07
DIESEL TURBO SERVICES INC	FRONT END ALIGNMENT-RUT	275.00
DUSTIN BURNETT	CELL PHONE STIPEND/PRO-RATE-RUT	225.00
GABRIEL FAIRCHILD	REFEREE-P&REC	135.00
GARY'S FOODS	SUPPLIES-POOL,LBC	78.62
IOWA DEPT OF PUBLIC SAFETY	ON LINE WARRENTS-PD	300.00
IOWA SOLUTIONS INC	COMP MAINT-P&A,LBC	1,087.50
IOWA SOLUTIONS INC	EMAIL/VOICEMAIL ISSUES-PD	362.50
IOWA SOLUTIONS INC	EMAIL ALARM-LBC	145.00
JACOB MASTERS	REFEREE-P&REC	60.00
JACQUELINE ENGELBRECHT	WATER AEROBICS-POOL	450.00
JASE JASPERS	REFEREE-P&REC	135.00
JASON BLINKS	FITNESS MEMBERSHIP-PD	100.00
JOEL MOORHEAD	INSTRUCTOR-LBC	18.00
JOE'S QUALITY WINDOW CLEANING	WINDOW CLEANING-PD	40.00
JORDAN AXTELL	REFEREE-P&REC	135.00
KONE INC	ELEVATOR MAINT CONTRACT-P&A	189.57
KONICA MINOLTA BUSINESS SOLUTION	MAINTENANCE PLAN/COPIES-ALL DEPTS	229.35
KONICA MINOLTA BUSINESS SOLUTION	MAINTENANCE PLAN/COPIES-PD	205.31
KONICA MINOLTA BUSINESS SOLUTIONS	MAINTENANCE PLAN/COPIES-LBC	57.50
LARA BALTHAZAR	REFEREE-P&REC	90.00
LINDER TIRE SERVICE	TIRE REPAIR-RUT	488.49
LYNCH FORD	ENGINE LIGHT ON-PD	219.90
MARSHA DEWELL	MILEAGE-P&A	51.52

MATT PLOTZ	CELL PHONE STIPEND-RUT	180.00
MEDIACOM	PHONE/INTERNET-LBC	1,621.76
MEDIACOM	PHONE/INTERNET-POOL	245.11
MEDIACOM	PHONE/INTERNET-RUT	252.00
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT	28.00
MOUNT VERNON LISBON SUN	ADS/PUBLICATIONS-P&REC,POOL,LBS	1,128.41
MT VERNON CAR WASH	VEHICLE MAINT-PD	80.00
OLIVER HINRICHS	REFEREE-P&REC	135.00
ONE BEAT CPR LEARNING CENTER	ZOLL AED-PD	4,510.00
PUSH-PEDAL-PULL	ELIPTICAL REPAIRS-LBC	110.00
PUSH-PEDAL-PULL	TREADMILL ERROR 82-LBC	110.00
RED LION RENEWABLES	SOLAR ELECTRIC PRODUCTION-P&A	325.39
RICKARD SIGN AND DESIGN CORP	GOLF CART PERMITS-PD	50.00
SIMMERING CORY IOWA CODIFICATION	WEB HOSTING-P&A	450.00
SIMMERING CORY IOWA CODIFICATION	CODE SUPPLEMENT-P&A	217.00
SITE ONE LANDSCAPE SUPPLY	SEED & STARTER-RUT	502.82
SPRINGVILLE READY MIX	CONCRETE-PATCH WORK-RUT	525.38
STAPLES INC	SUPPLIES-ALL DEPTS	257.26
STATE HYGIENIC LAB	TESTING-SEW	3,541.00
STREICHERS	UNIFORMS-PD	85.00
STREICHERS	UNIFORMS-PD	116.00
SUSAN SEE	WATER AEROBICS-POOL	525.00
TECHNICOM COMMUNICATIONS SYSTEM	EMAIL INTEGRATION MAINT-PD	182.64
TIERNAN BOOTS	REFEREE-P&REC	135.00
UNITY POINT CLINIC	PRE-EMP PHYSICAL-PW	520.00
US CELLULAR	CELL PHONE-PD	273.32
VERMEER SALES & SERVICE INC	STUMP GRINDER-S/W	21,195.00
TOTAL		84,715.72

GENERAL FUND	25,025.19
LBC	6,168.50
ROAD USE TAX FUND	9,236.04
SEWER FUND	13,723.04
SOLID WASTE	22,521.42
WATER FUND	8,041.53
TOTAL	84,715.72

AUGUST REVENUE	
GENERAL GOVERNMENT	460,578.97
PUBLIC SAFETY	87,527.44
PUBLIC WORKS	213,844.32
CULTURE-RECREATION	65,329.03
COMMUNITY & ECON DEV	18,862.97
TOTAL	846,142.73

Discussion and Consideration of Setting a Public Hearing Date for an Ordinance Providing that General Property Taxes Levied and Collected Each Year on Certain Property Located within the Spring Meadow Heights Urban Renewal Area, in the City of Mount Vernon, County of Linn, State of Iowa, by and for the Benefit of the State of Iowa, City of Mount Vernon, County of Linn, Mount Vernon Community School District, and Other Taxing Districts, be Paid to a Special Fund for Payment of Principal and Interest on

Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to be Issued, Incurred by the City in Connection with the Spring Meadow Heights Urban Renewal Area (Phase 2 Parcels) – Council Action as Needed. Phase II of the Spring Meadow Heights subdivision is complete and the public improvements have been accepted by the City. According to the development agreement this phase is now eligible to receive tax increment financing payments. Motion to set a public hearing date for October 8, 2021 for an ordinance providing the General Property Taxes be levied and collected each year on certain properties located within the Spring Meadow Heights UR Area made by Rose, seconded by Herrmann. Motion carries.

Discussion and Consideration of Solid Waste Request for Proposals – Council Action as Needed. City Administrator Nosbisch explained that this discussion will be an initial discussion only as a few things have changed from the time the RFP has been put forth to the present. Two RFP's are being considered; one from ABC Disposal Systems and the other from Republic Services and two proposals; one was five year and the other a ten year proposal. Based upon the five year plan ABC would probably edge out Republic by a small amount per month because they have a difference in annual increases. If it were a ten year plan Republic would edge out ABC because their price increase is less. As an example Nosbisch said Republics cost for waste in the 5 year plan is less but there monthly recycling fee is higher. ABC locks in a 2 year price. Other variables to consider was that Republic would reduce a 10 year contract by 3.5%. Nosbisch asked if Council was comfortable with a ten year contract. This is long term but if the City were unsatisfied with service there are "outs" in both proposals that would allow the City to terminate the agreement. Council indicated they were comfortable with a ten year contract.

Discussion and Consideration of Fireworks Permit for Cornell Homecoming – Council Action as Needed. Motion to approve a fireworks permit for Cornell's homecoming made by Wieseler, seconded by Rose. Motion carries.

Discussion and Consideration of Covid Related Issues/Policies – Council Action as Needed. No changes made relating to Covid related issues/policies.

Reports to be Received/Filed. Full reports can be viewed on the City's website in the September 20, 2021 Council packet.

Mt. Vernon/Lisbon Police Report
Mt. Vernon Public Works Report
Mt. Vernon Parks and Rec Report
LMVAS Report

Discussion Items (No Action)

Workers Compensation Insurance Report. Council was given a 12 year work comp history report for review.

Reports of Mayor/Council/Administrator

Mayor's Report
Council Reports
Committee Reports
City Administrator's Report. City Administrator Nosbisch will be in Portland attending the ICMA conference. Stump grinding derecho trees has begun. Public works will be hauling dirt and seeding soon after. Residents may pick up black dirt at the Bryant park location if they would like to finish the job themselves. The capital improvement planning process is beginning.

As there was no further business to attend to the meeting adjourned the time being 7:36 p.m., September 20, 2021.

Respectfully submitted,
Sue Ripke
City Clerk

The City Council returned to in-person meetings held at City Hall. The Council asked that those in attendance wear a mask if unvaccinated and observe social distancing protocols. For those individuals that were unable to attend or did not feel comfortable with in-person meetings, the City provided a Zoom option. For those planning to attend via Zoom, the following information was needed: Telephone #: 1-312-626-6799, Meeting ID: 854 4640 6878, Password: 142821. If assistance was needed before the meeting they could contact City Administrator Chris Nosbisch at 319-359-8613. The following Council members were present: West, Herrmann and Rose. Present via Zoom: Roudabush. Absent: Wieseler and Mayor Jamie Hampton.

Call to Order. At 5:03 p.m. Council person Rose called the meeting to order.

Agenda Additions/Agenda Approval. Motion to approve the Agenda made by West, seconded by Herrmann. Motion carries.

Motions for Approval. Motion to approve the Mt. Vernon-Lisbon Community Development Group, Inc. liquor license made by Herrmann, seconded by West. Motion carries.
Approval of Liquor License – Mt. Vernon-Lisbon Community Development Group, Inc. (Chili Cook-off)

As there was no further business to attend to the meeting adjourned the time being 5:04 p.m., September 27, 2021.

Respectfully submitted,
Sue Ripke
City Clerk

E. Public Hearing

AGENDA ITEM # E – 1 & F – 1

**AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION**

DATE: October 4, 2021

AGENDA ITEM: Ordinance #10-4-2021A

ACTION: Motion

SYNOPSIS: As I stated at the previous meeting, Phase II of the Spring Meadow Heights subdivision is now complete and the public improvements accepted by the city. According to the development agreement, this phase is now eligible to receive tax increment financing payments.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Ordinance #10-4-2021A

PREPARED BY: Chris Nosbisch

DATE PREPARED: 9/30/21

F. Ordinance Approval/Amendment

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **CERTAIN PROPERTY** LOCATED WITHIN THE SPRING MEADOW HEIGHTS URBAN RENEWAL AREA, IN THE CITY OF MOUNT VERNON, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF MOUNT VERNON, COUNTY OF LINN, MOUNT VERNON COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE SPRING MEADOW HEIGHTS URBAN RENEWAL AREA (**PHASE 2 PARCELS**)

WHEREAS, the City Council of the City of Mount Vernon, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 12-18-2017A passed and approved on the 18th day of November, 2017, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Spring Meadow Heights Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows ("**Phase 2 Parcels**"):

BEGINNING AT THE NORTHEAST CORNER OF CANDLESTICK, PART FIVE TO MOUNT VERNON, IOWA AS RECORDED IN BOOK 4483, PAGES 507-514 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE S87°28'50"W 183.01 FEET ALONG THE NORTH LINE OF SAID CANDLESTICK, PART FIVE; THENCE S86°32'50"W 175.82 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF CANDLESTICK, PART FOUR TO MOUNT VERNON, IOWA AS RECORDED IN BOOK 1949, PAGE 447 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE S88°12'19"W 480.29 FEET ALONG THE NORTH LINE OF SAID CANDLESTICK, PART FOUR; THENCE N1°58'43"W 151.90 FEET; THENCE N88°01'17"E 8.11 FEET; THENCE N1°58'43"W 205.00 FEET; THENCE N88°01'17"E 30.00 FEET; THENCE N1°58'43"W 148.00 FEET; THENCE N88°01'17"E 669.00 FEET; THENCE S1°58'43"E 20.00 FEET; THENCE N88°01'17"E 139.97 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE S0°59'08"E 131.81 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE S1°02'03"E 348.45 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Mount Vernon, State of Iowa, to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Mount Vernon, State of Iowa, desires to provide for the division of revenue from taxation on the **Phase 2 Parcels** in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended. [Note: The **Phase 2 Parcels** is the only portion of the Urban Renewal Area that will be included in this TIF Ordinance. The City has previously adopted a separate ordinance which provide for the division of revenue with respect to other portions of the Urban Renewal Area. Nothing in this Ordinance shall amend the prior ordinance(s) nor shall this Ordinance impact the base value or division of revenue already established in the previously approved ordinance(s). The City anticipates that as other parcels develop (increase in value) in the future, the City will adopt separate TIF ordinance(s) on other parcels/areas within the Urban Renewal Area. Therefore, the various TIF ordinances in this Urban Renewal Area will have different frozen bases and different expiration dates.]

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, STATE OF IOWA:

Section 1. That the taxes levied on the taxable property in the **Phase 2 Parcels** of the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Mount Vernon, County of Linn, Mount Vernon Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the **Phase 2 Parcels** of the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Mount Vernon, State of Iowa, certifies to the Auditor of Linn County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Mount Vernon, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12 of the Code of Iowa, as amended, incurred by the City of Mount Vernon, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken anywhere within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment

of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19 in existence at the time this Ordinance becomes effective shall be collected against all taxable property within the **Phase 2 Parcels** of the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in **Phase 2 Parcels** of the Urban Renewal Area exceeds the total assessed value of the taxable property in the **Phase 2 Parcels** of the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the **Phase 2 Parcels** of the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds, and interest thereon of the City of Mount Vernon, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the **Phase 2 Parcels** of the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19 of the Code of Iowa, as amended, with respect to the division of taxes from property within the **Phase 2 Parcels** of the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the **Phase 2 Parcels** of the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2021.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2021

Read Second Time: _____, 2021

Read Third Time: _____, 2021

PASSED AND APPROVED: _____, 2021.

I, _____, City Clerk of the City of Mount Vernon, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2021, signed by the Mayor on _____, 2021, and published in the Mount Vernon-Lisbon Sun on _____, 2021.

City Clerk, City of Mount Vernon, State of
Iowa

(SEAL)

01931045-1\13932-033

ORDINANCE CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF LINN

)

1. I certify that Ordinance Number _____, of which a true copy is attached, was duly adopted by the City Council of the City of Mount Vernon, State of Iowa, signed by the Mayor and published as required by law and is now in effect. I further certify that the consideration(s) and votes taken for the enactment of the Ordinance were as follows:

a. First consideration - Date: _____

Vote: In favor _____, Opposed _____,
Absent or Abstain _____.

b. Second consideration - Date: _____

Vote: In favor _____, Opposed _____,
Absent or Abstain _____.

c. Final Consideration - Date: _____

Vote: In favor _____, Opposed _____,
Absent or Abstain _____.

d. Publication Date: _____.

2. The Ordinance was not considered on any date after its first consideration as shown above when it did not receive an affirmative vote for passage.

3. On the date of _____, _____, the City Council adopted a motion for the suspension of the rule requiring separate consideration at three meetings and voted the final adoption of the Ordinance. The vote for suspension of the rules was by three-fourths of the full City Council, voting _____ in favor, _____ opposed and _____ absent, vacant or abstaining and was duly recorded.

4. I further certify that each meeting for the consideration of the Ordinance was duly and publicly held, with a notice of the meeting and tentative agenda naming the consideration of the Ordinance timely posted and upon reasonable advance notice to the media as required by the Chapter 21 of the Code of Iowa and rules of the Council then governing.

5. I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation

is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2021.

City Clerk, City of Mount Vernon, State of Iowa

(SEAL)

**(Attach Affidavit of Publication to this Certificate
and send Certificate and Affidavit to Ahlers & Cooney, P.C.)**

01931043-1\13932-033

CITY CLERK'S CERTIFICATION TO COUNTY AUDITOR

I hereby certify that attached hereto is a true and correct copy of the Tax Increment Ordinance approved by the City Council of the City of Mount Vernon, State of Iowa, designated as Ordinance Number _____, entitled:

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **CERTAIN PROPERTY** LOCATED WITHIN THE SPRING MEADOW HEIGHTS URBAN RENEWAL AREA, IN THE CITY OF MOUNT VERNON, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF MOUNT VERNON, COUNTY OF LINN, MOUNT VERNON COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE SPRING MEADOW HEIGHTS URBAN RENEWAL AREA **(PHASE 2 PARCELS)**

approved by the City Council on the _____ day of _____, 2021, and duly published on the _____ day of _____, 2021, the original of which is on file in the records of the undersigned.

Dated this _____ day of _____, 2021.

Clerk of the City of Mount Vernon

(CITY SEAL)

COUNTY AUDITOR'S CERTIFICATE

I, _____, County Auditor of Linn County, Iowa, hereby certify that on the _____ day of _____, 2021, there was filed in my office a copy of the Tax Increment Ordinance of the City of Mount Vernon, State of Iowa, Ordinance Number _____, approved by the City Council on the _____ day of _____, 2021, all duly certified upon the form attached above.

County Auditor of Linn County, Iowa

(COUNTY SEAL)

EXHIBIT E
DEVELOPER CERTIFICATION OF QUALIFIED COSTS AND EXPENSES
FOR PUBLIC IMPROVEMENTS

Midwest Development Co. (the "Developer") certifies that the expenses shown on the table below were/are the actual expenses incurred by the Developer for the Phase **Two** Public Improvements that are the subject of a Development Agreement entered into the _____ day of February, 2018, between the City of Mount Vernon, Iowa and the Developer (the "Agreement"). The Developer certifies that no expenses claimed or shown on this table relate to personal or unallowable expenses.

In the event of an overpayment by the City for expenses not actually incurred, or if payment was received from another source for any portion of the expenses claimed, the Developer assumes responsibility for repaying the City in full for those expenses.

<u>Certified Costs of Public Improvements for Phase Two</u>							
Project Cost Category	Engineering, Plans, Specifications	Construction Costs	Legal Costs	Drainage, Landscaping, Grading	Cost for acquisition of land within the ROW	Interest during construction and for not more than six months thereafter	Misc
Trail Construction		\$57,350					
Upgrade Storm Water Detention		\$24,000					
Design/ Platting and administration for off-site infrastructure or grading improvements	\$1,900						
Total Cost per category	\$1,900	\$81,350					

Total Amount = \$83,250 for Phase 2

Attached invoices:

Exhibit E1: Invoice from Contractor showing expense for Trail Construction
Exhibit E2: Invoice from Contractor showing expense for Storm Water Detention Upgrades
Exhibit E3: Invoice from Engineer showing expense for design work for off-site infrastructure and drainage improvements

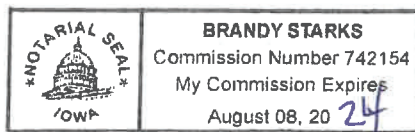
I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct to the best of my knowledge and belief.

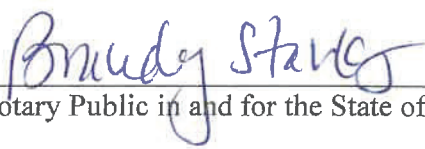
MIDWEST DEVELOPMENT CO., an Iowa corporation

By: 
Hunter Skogman, President

STATE OF IOWA)
COUNTY OF Win) SS
)

On this 1 day of September, 20 , before me the undersigned, a Notary Public in and for said State, personally appeared Hunter Skogman, to me personally known, who, being by me duly sworn, did say that he is the President of Midwest Development Co. and that said instrument was signed on behalf of said corporation; and that the said Hunter Skogman as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by him voluntarily executed.

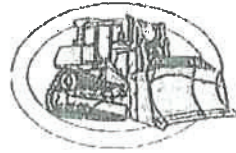



Notary Public in and for the State of Iowa

*[Signature Page to Developer's Certification of Qualified Costs and Expenses
for Public Improvements]*

STATEMENT

EXHIBIT E1



RATHJE
CONSTRUCTION CO.
 P.O. BOX 408 MARION, IA 52302

SOLD TO: MIDWEST DEVELOPMENT COMPANY
 ATTN: ACCOUNTS PAYABLE
 417 1ST AVENUE SE
 CEDAR RAPIDS, IA 52401

Phone: (319) 377-3179

Fax: (319) 377-3827

Website: www.rathjeconstruction.com

JOB
 ADDRESS:

0000

SPRING MEADOWS HEIGHTS

TERMS:
 NET 30 DAYS FROM
 STATEMENT DATE
 TO ASSURE PROPER CREDIT
 WRITE ACCT. NUMBER ON CHECK

ACCT. NUMBER: 01-MI0059

DATE OF STATEMENT: 05/21/2021

STATEMENT NO.: 21821

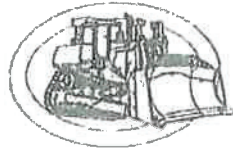
CODE	QUANTITY	UNITS	DESCRIPTION	PRICE	AMOUNT
		LF	05/21/2021 8" TRUSS SANITARY SEWER		11,821.50
		EA	05/21/2021 SANITARY MANHOLE		5,700.00
		EA	05/21/2021 SEWER SERVICE, 4" PVC		9,000.00
		EA	05/21/2021 ADJUST EXISTING SAN MH		1,400.00
		LF	05/21/2021 8" PVC WATER MAIN		24,360.00
		LS	05/21/2021 CONNECT TO EXISTING WM		1,980.00
		EA	05/21/2021 8" GATE VALVE		4,350.00
		EA	05/21/2021 FIRE HYDRANT ASSEMBLY		9,450.00
		EA	05/21/2021 BLOW OFF ASSEMBLY		630.00
		EA	05/21/2021 1" WATER SERV W/ TAP FEE		21,375.00
		LF	05/21/2021 15" RCP STORM SEWER		20,286.00
		LF	05/21/2021 18" RCP STORM SEWER		3,009.00
		EA	05/21/2021 15"-24" RCP FES		5,700.00
		EA	05/21/2021 SW 507 INTAKE		6,800.00
		EA	05/21/2021 SW 509 INTAKE		15,800.00
		EA	05/21/2021 48" STORM MH/AREA INTAKE		5,200.00
		LF	05/21/2021 6" SUBDRAIN TILE		27,690.00
		EA	05/21/2021 4" SUMP PUMP LINE		7,150.00
		EA	05/21/2021 SUBDRAIN CLEAN OUT		7,000.00
		CY	05/21/2021 SITE CUT & FILL		8,250.00
		SY	05/21/2021 SUBGRADE PREPARATION		9,300.00
		TN	05/21/2021 6" GRANULAR SUBBASE		31,500.00
		TN	05/21/2021 6" GRANULAR SUBBASE TRAIL		26,910.00
		LS	05/21/2021 CAMERA INSPECTION		1,845.00
		SY	05/21/2021 7" PCC PAVEMENT		148,779.00
		SY	05/21/2021 5" PCC TRAIL		42,676.20
		SY	05/21/2021 4" WALK ALONG POND		5,098.50
		SY	05/21/2021 SIDEWALK RAMPS		2,184.00
		SF	05/21/2021 DETECTABLE WARNINGS		2,436.00
		EA	05/21/2021 PAVEMENT REINFORCEMENT		2,850.00
		LS	05/21/2021 CONCRETE WASHOUT		870.00
		TN	05/21/2021 RIP RAP		1,500.00
		CY	05/21/2021 TOPSOIL STRIP/STOCKPILE		4,620.00
		CY	05/21/2021 SITE CUT/FILL		17,600.00
		CY	05/21/2021 TOPSOIL RESPREAD		33,000.00
		TN	05/21/2021 SUBGRADE STABIL W/ ROCK		27,504.00

TRAIL CONSTRUCTION = \$69,586.20

1½ % PER MONTH (18% PER ANNUM) LATE PAYMENT CHARGE WILL BE ADDED TO ACCOUNTS 30 DAYS PAST DUE.

STATEMENT

EXHIBIT E2



RATHJE

CONSTRUCTION CO.

P.O. BOX 408 MARION, IA 52302

Phone: (319) 377-3179

Fax: (319) 377-3827

Website: www.rathjeconstruction.com

SOLD TO: MIDWEST DEVELOPMENT COMPANY
ATTN: KYLE SKOGMAN
411 1ST AVENUE SE, STE. 410
CEDAR RAPIDS, IA 52401

JOB
ADDRESS:

SPRING MEADOW HEIGHT

0000

TERMS:
NET 30 DAYS FROM
STATEMENT DATE

TO ASSURE PROPER CREDIT
WRITE ACCT. NUMBER ON CHECK

ACCT NUMBER: 01-MI0059

DATE OF STATEMENT: 07/27/2018

STATEMENT NO.: 19541

CODE	QUANTITY	UNITS	DESCRIPTION	PRICE	AMOUNT
		TN	07/26/2018 CONSTRUCTION ENTRANCE		3,777.98
		LF	07/26/2018 SILT FENCE INSTALLED		1,012.00
		LF	07/26/2018 8" PVC SANITARY SEWER		79,285.50
		EA	07/26/2018 SANITARY MANHOLES		36,300.00
		EA	07/26/2018 4" SEWER SERVICES		55,350.00
		LF	07/26/2018 8" PVC WATER MAIN		41,933.00
		EA	07/26/2018 8" GATE VALVE		8,470.00
		EA	07/26/2018 FIRE HYDRANT ASSEMBLY		14,175.00
		EA	07/26/2018 BLOW OFF ASSEMBLY		1,260.00
		EA	07/26/2018 1" WATER SERVICE		44,100.00
		LF	07/26/2018 12" STORM SEWER		2,976.00
		LF	07/26/2018 15" STORM SEWER 71 LF @ \$2,911		18,573.00
		LF	07/26/2018 18" STORM SEWER 131 LF @ \$4630		53,550.00
		LF	07/26/2018 24" STORM SEWER 229 LF @ \$14,885		33,800.00
		LF	07/26/2018 24" STORM SEWER-OFF SITE		34,164.00
		LF	07/26/2018 30" STORM SEWER		4,293.00
		LF	07/26/2018 36" STORM SEWER		9,328.00
		EA	07/26/2018 SW 507 INTAKE		2,900.00
		EA	07/26/2018 SW 509 INTAKE		21,600.00
		EA	07/26/2018 STORM MANHOLE-NYLOPLAST 2 @ \$2350 = \$4700		18,800.00
		EA	07/26/2018 OUTLET STRUCTURE 1 @ \$2350 = \$2,350		7,050.00
		EA	07/26/2018 15"-24" FLARED ENDS		6,300.00
		EA	07/26/2018 30"-36" FLARED ENDS		14,250.00
		LF	07/26/2018 6" SUBDRAIN TILE		39,876.00
		EA	07/26/2018 4" SUMP PUMP LINES		8,525.00
		SY	07/26/2018 SUBGRADE PREPERATION		10,500.00
		TN	07/26/2018 6" GRANULAR SUBBASE		56,287.70
		TN	07/26/2018 GRANULAR SUBBASE		100,753.50
		AC	07/26/2018 EROSION CONTROL SEEDING		.00
		SY	07/26/2018 REM/REPLACE STREET PATCH		11,220.00
		LS	07/26/2018 TRAFFIC CONTROL		500.00
		TN	07/26/2018 RIP RAP INSTALLED		2,007.00
		LS	07/26/2018 TREE REMOVAL & DISPOSAL		2,300.00
		LS	07/26/2018 WATERMAIN LOOP		3,850.00
		LS	07/26/2018 COMPACTION TESTING		6,802.00
		LS	07/26/2018 GRADE/SEED SWALE-CANDLE		2,980.00
TOTAL DUE					758,848.68

STORM WATER DETENTION UPGRADES = \$31,476
TO DIRECT DRAINAGE AWAY FROM
CANDLES IN PART 4+5

1 1/2 % PER MONTH (18% PER ANNUM) LATE PAYMENT CHARGE WILL BE ADDED TO ACCOUNTS 30 DAYS PAST DUE.

Hall & Hall Engineers, Inc.

1860 Boyson Rd.
Hiawatha, IA 52233-
Tel: 319-362-9548 Fax: 319-362-7595
info@halleng.com

Time & Expense Summary by Project

Printed on: 8/27/2021

Page 1 of 1

Filters Used:

- Project ID: 8171-15:114-2 to 8171-15:114-2

Project ID	Project Name	Hours \ Units	Amount
8171-15:114-2	SPRING MEADOW HEIGHTS SECOND ADDITION		
	Total Services:	265.75	\$31,981.75
	Total Expenses:	534.00	\$621.37
	Total for : 8171-15:114-2		\$32,603.12
	Total Services:		\$31,981.75
	Total Expenses:		\$621.37
	Grand Totals:		\$32,603.12

\$1900 per TIF agreement for SMH 2nd Addition.

Services associated with TIF for Design / platting and administration for off-site infrastructure including swale design north of Candlestick - Part 4 & 5 to direct drainage away from those properties.

Exhibit E3

G. Resolutions for Approval

AGENDA ITEM # G – 1

**AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION**

DATE: October 4, 2021

AGENDA ITEM: Resolution #10-4-2021A

ACTION: Motion

SYNOPSIS: Attached is the annual street finance report that must filed with the Iowa Department of Transportation. This report demonstrates how the City has used their road use tax allocations for the previous year.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution and Supporting Documents

PREPARED BY: Chris Nosbisch

DATE PREPARED: 9/30/21

RESOLUTION #10-4-2021A

A Resolution approving the Department of Transportation Street Finance Report for FY2021.

Motion made by _____, seconded by _____ to _____
Resolution #10-4-2021A.

Resolution #10-4-2021A _____ on October 4, 2021 by the following roll call vote:

YES:

NO:

ABSTAIN:

ABSENT:

MOUNT VERNON CITY COUNCIL
MOUNT VERNON, IOWA

Jamie Hampton, Mayor

ATTEST:

Sue Ripke
Assistant City Administrator/Clerk



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021
Mount Vernon
9/22/2021 7:41:54 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$174,261					\$174,261
Benefits - Roads/Streets		\$61,774					\$61,774
Training & Dues		\$3,315					\$3,315
Building & Grounds Maint. & Repair		\$3,699					\$3,699
Road Beautification		\$25,327					\$25,327
Vehicle & Office Equip Operation and Repair		\$17,625					\$17,625
Operational Equipment Repair		\$27,064					\$27,064
Engineering		\$22,226			\$4,731		\$26,957
Insurance		\$1,102					\$1,102
Rents & Leases		\$21,698					\$21,698
Street Maintenance Expense		\$52,856					\$52,856
Technology Expense		\$5,968					\$5,968
Other Professional Services		\$13,647					\$13,647
Other Contract Services		\$8,289					\$8,289
Minor Equipment Purchases		\$14,541					\$14,541
Operating Supplies		\$22,687					\$22,687



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Mount Vernon

9/22/2021 7:41:54 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Postage & Safety		\$3,103					\$3,103
Other Supplies		\$7,663					\$7,663
Heavy Equipment		\$5,850					\$5,850
Other Capital Equipment		\$31,281					\$31,281
Buildings		\$25,000					\$25,000
Street - New Roadway					\$88,748		\$88,748
Principal Payment				\$400,187			\$400,187
Interest Payment				\$80,225			\$80,225
Bond Registration Fees				\$1,298			\$1,298
Street Lighting		\$47,591					\$47,591
Snow Removal		\$23,501					\$23,501
Depreciation & Building Utilities		\$20,933					\$20,933
Accounting/Recording		\$3,120					\$3,120
Total		\$644,121		\$481,710	\$93,479		\$1,219,310



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021
Mount Vernon
9/22/2021 7:41:54 AM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$0		\$0	\$156,004			\$156,004
Other Taxes (Hotel, LOST)				\$325,706			\$325,706
Federal Grants		\$26,535					\$26,535
State Revenues - Road Use Taxes		\$674,378					\$674,378
Charges/fees						\$0	\$0
Contributions		\$6,156					\$6,156
Sale of Property & Merchandise		\$2,040					\$2,040
Sale of Assets		\$3,610					\$3,610
Total	\$0	\$712,719	\$0	\$481,710		\$0	\$1,194,429



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021
Mount Vernon
9/22/2021 7:41:54 AM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
Series 2013A	\$730,000	\$85,000	\$19,557	\$85,000	\$19,557	\$645,000
Series 2007	\$294,476	\$143,891	\$11,779	\$143,891	\$11,779	\$150,585
Series 2014	\$1,680,555	\$171,296	\$48,889	\$171,296	\$48,889	\$1,509,259



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Mount Vernon

9/22/2021 7:41:54 AM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
John Deere utility tractor 3039	2014	Purchased	\$40,000	No Change
Bobcat skid loader	2018	Purchased	\$37,000	No Change
Ford F-250	2019	Purchased	\$29,000	No Change
Ford F-550	2017	Purchased	\$76,247	No Change
Pelican street sweeper	2000	Purchased	\$45,000	No Change
International 7400 4x2 dump truck 2015	2014	Purchased	\$130,399	No Change
Ford F-150	2009	Purchased	\$17,632	No Change
Ford F-150	2008	Purchased	\$15,441	No Change
Ford F-128	2007	Purchased	\$16,310	Sold
Ford F-350	2008	Purchased	\$26,288	No Change
F-450 Super Duty dump truck	2008	Purchased	\$32,266	No Change
4300 4x2 dump truck	2007	Purchased	\$53,484	No Change
Deere excavator Model 27D	2008	Purchased	\$29,630	No Change
Skidloader	2009	Purchased	\$31,073	No Change
Doosan DX85 mini excavator	2020	Purchased	\$93,350	No Change
Ford F-250 utility box	2020	Purchased	\$40,000	No Change
J.D. front end wheel loader 524	2019	Purchased	\$161,563	No Change
F-150 (moved from wastewater)	2004	Purchased	\$10,000	Sold



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021
Mount Vernon
9/22/2021 7:41:54 AM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
Wagon Pass Culvert	\$125,325	\$134,255	Schrader Excavating & Grading Company
5th Ave - 1st St W Traffic Signal	\$164,959	\$167,159	Price Electric
Quiet Zone Project	\$66,245	\$70,990	Pirc Tobin Construction, Inc.



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021
Mount Vernon
9/22/2021 7:41:54 AM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Beginning Balance	\$0	\$263,201	\$0	\$0	\$202,708	\$0	\$465,909
SubTotal Expenses (-)		\$644,121		\$481,710	\$93,479		\$1,219,310
Subtotal Revenues (+)	\$0	\$712,719	\$0	\$481,710		\$0	\$1,194,429
Ending Balance	\$0	\$331,799	\$0	\$0	\$109,229	\$0	\$441,028

Resolution Number: 10-4-2021A

Execution Date: Monday, October 4, 2021

Signature: Jamie Hampton

AGENDA ITEM # G – 2

**AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION**

DATE: October 4, 2021

AGENDA ITEM: Resolution #10-4-2021B

ACTION: Motion

SYNOPSIS: Staff has attached the resolution of financial support for the Mt. Vernon Main Street Iowa designation. The city must reaffirm its commitment to the State every two years.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution and Supporting Documents

PREPARED BY: Chris Nosbisch

DATE PREPARED: 9/30/21

RESOLUTION #10-4-2021B

**RESOLUTION OF SUPPORT AND FINANCIAL COMMITMENT FOR THE MAIN
STREET PROGRAM IN THE CITY OF MT. VERNON**

WHEREAS, an Agreement between the Iowa Economic Development Authority, Community Development Group and the City of Mt. Vernon for the purpose of continuing the Main Street Iowa program in the City of Mt. Vernon, and

WHEREAS, this Agreement is pursuant to contractual agreements between the National Main Street Center, Inc. and the Iowa Economic Development Authority to assist in the revitalization of the designated Main Street project area of Mt. Vernon, Iowa and, and

WHEREAS, the City Council of Mt. Vernon endorses the goal of economic revitalization of the Downtown within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Approach® as developed by the National Main Street Center and espoused by Main Street Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, IOWA, meeting in regular session on October 4, 2021 that the City of Mt. Vernon hereby agrees to support both financially and philosophically the work of Community Development Group and designates the Main Street Board to supervise the Executive Director. The source of funds to support Community Development Group will be Hotel/Motel tax.

APPROVED this 4th day of October, 2021.

Mayor

ATTEST: _____
City Clerk

MAIN STREET IOWA PROGRAM CONTINUATION AGREEMENT

THIS MAIN STREET IOWA PROGRAM CONTINUATION AGREEMENT ("Agreement") is entered into and executed by the Iowa Economic Development Authority (the "IEDA"), the City of Mount Vernon (the "City"), and Mount Vernon-Lisbon Community Development Group Inc. (the "Local Main Street Program") (Individually "Party" and Jointly, the "Parties").

WHEREAS, the IEDA administers the Main Street Iowa Program (the "MSI Program"); and

WHEREAS, the City was selected to participate in the MSI Program in 2008 and entered into a Program Agreement with the IEDA pursuant to which the City and the Local Main Street Program established a partnership with IEDA; and

WHEREAS, the City and the Local Main Street Program desire to continue to participate in the MSI Program; and

WHEREAS, the IEDA desires to continue the relationship which has been established with the City and the Local Main Street Program;

NOW THEREFORE, in consideration of the foregoing and mutual covenants and agreements contained herein, the Parties agree as follows:

SECTION I. The Local Main Street Program agrees to:

1. Main Street Revitalization Focus:

- a. Maintain the Local Main Street Program's focus on the revitalization of the designated Main Street district utilizing the Main Street Approach®. This focus should be reflected in the programs annual plan of action, goals and objectives, vision, and mission statement.
- b. Promote the revitalization of the Main Street district through advocacy of tools and resources that support district investment, for example: development incentives, ordinances and policy that promote the revitalization of the district, design guidelines or standards that promote the protection of the traditional character of the district, district development planning, etc.

2. Main Street Paid Executive Director:

- a. Employ a paid part-time Executive Director for the Local Main Street Program who will be responsible for the day-to-day administration of the Local Main Street Program in the City. Full-time employment is defined as 40 hours per week dedicated to the Local Main Street Program. Part time employment is 25 hours per week dedicated to the Local Main Street Program. The Local Main Street Program and the City will work to the best of their ability to provide professional support, competitive compensation, and benefits for the Executive Director position.
- b. In the event this position is vacated during the time of this agreement, the Local Main Street Program shall fill this position in a reasonable time and provide a written timeline to fill this position to the IEDA's Main Street Iowa State Coordinator ("the Coordinator").
- c. If the Executive Director for the Local Main Street Program also serves as the director, executive director, chief executive officer, president, or other leadership role for another organization or program (e.g., chamber, tourism, community/county economic development, City, etc.) the Executive Director shall dedicate at least twenty-five hours per week to their duties as Executive Director of the Local Main Street Program.
- d. Develop and maintain an accurate position description for the Executive Director, a copy of which shall be provided to the Coordinator, which includes the rate of compensation and describes the professional activities for which the Executive Director is responsible.
- e. Maintain worker's compensation insurance for the Executive Director and staff.

3. Designated Main Street District: Submit to the Coordinator a current map of the approved designated Main Street district contemporaneously with execution of this Agreement.
4. Main Street Program Office: Maintain an office within the designated boundaries of the local Main Street district.
5. Main Street Economic Impact Reporting:
 - a. Submit economic impact reports to the Coordinator on or before established due date documenting the progress of the Local Main Street Program's activities.
 - b. If the Local Main Street Program is 30 or more days late submitting any economic impact report, Main Street Iowa design services, business support services, eligibility for grant applications, and targeted technical assistance visits available through Main Street Iowa may be suspended until the Local Main Street Program has submitted all required reports.
6. National Main Street Accreditation:
 - a. Maintain Main Street America National Accreditation.
 - b. Maintain a "Main Street America Member Community" membership with Main Street America.
 - c. Use the words "Main Street" when referring to and marketing the Local Main Street Program, either as an official part of the organization's name or as a tagline such as "A Main Street Iowa Program". As a designated Main Street Iowa community, the Local Main Street Program shall include the Main Street America and Main Street Iowa logos on all communication materials.
7. Training Requirements:
 - a. Participate, as required by the IEDA, in training sessions as scheduled throughout the year. To remain in compliance and to be eligible for Main Street America National Accreditation, the Local Main Street Program shall be represented at both days, in their entirety, of the three (3) annual training sessions that have been designated as mandatory on the MSI Program calendar.
 - b. Any newly hired Executive Director will be required to participate in Main Street Orientation as soon after the hire date as feasible. Registration and all related travel expenses for training will be paid by the Local Main Street Program.
8. Demonstrated Support:
 - a. Obtain from the City's governing body a Resolution of Support of the Local Main Street Program. This resolution must describe sources and amounts of funding for the program, a commitment to appoint a City official to represent the City on the Local Main Street Program governing board of directors, and that the City will continue to follow the Main Street Approach® as developed by Main Street America and espoused by Main Street Iowa for Main Street district revitalization.
 - b. Obtain a Resolution of Support from the Local Main Street Program governing board in which the board commits to continuing Main Street district revitalization following the Main Street Approach® as developed by the Main Street America and espoused by the MSI Program.
9. Compliance:
 - a. Not assign this agreement to another organization without obtaining prior written approval of the IEDA.
 - b. Remain in compliance with the requirements of the MSI Program as outlined in this agreement and the administrative rules for the MSI Program, 261 IAC Chapter 39. If the

IEDA finds that the Local Main Street Program is not in compliance with the requirements of this program agreement:

- i. IEDA shall issue an "Initial Warning" describing how the Local Main Street Program is out of compliance and provide guidance on how to resolve the issues. The Local Main Street Program will have 90 days to resolve non-compliance issues. During this 90-day period, all Main Street Iowa services, with the exception of targeted technical assistance to help the Local Main Street Program mitigate non-compliant items, will be suspended. At the end of the 90-day period, the IEDA will evaluate whether The Local Main Street Program has resolved the non-compliant issues.
- ii. If the Local Main Street Program is not in compliance at the end of the 90-day Initial Warning period, the IEDA may issue a Final Warning notifying the Local Main Street Program that, if the Local Main Street Program is not in compliance within 90 days after issuance of the Final Warning, Main Street Iowa may terminate this Agreement.
- iii. The IEDA will send Notice of Termination via overnight delivery service to the Local Main Street Program, the City, and Main Street America. Termination of this Agreement will result in the loss of recognition as a participant in the MSI Program and discontinuation all services provided by IEDA.
- iv. Within 30 days after issuance of the Notice of Termination, the Local Main Street Program shall cease using the trademarked brand "Main Street" and/or "Main Street Program" in its name or as part of its organization's identity.
- v. The City may reapply for Main Street Iowa designation.

10. Main Street Re-Designation:

- a. Continued participation in the MSI Program after the term of this Agreement shall be contingent upon re-designation as a participant in the MSI Program. Submission of a request for re-designation shall be submitted at least 90 days prior to the end of the term of this Agreement.
- b. The IEDA will provide information and guidance regarding re-designation to the Local Main Street Program at least 6 months prior to the re-designation request submission deadline.
- c. To be re-designated as a participant in the MSI Program, at a minimum, the Local Main Street Program shall:
 - i. Document local revitalization impacts through its partnership with Main Street Iowa;
 - ii. Demonstrate the Local Main Street Program's active utilization of MSI Program services and benefits;
 - iii. Identify specific plans for future downtown/Main Street district revitalization;
 - iv. Set out future Main Street Iowa technical assistance needs; and
 - v. Demonstrate continued broad-based commitment and support of the Local Main Street Program and its revitalization efforts.

SECTION II. The CITY agrees to:

1. Main Street Revitalization Support:

- a. Support and partner with the Local Main Street Program's focus on the revitalization of the designated Main Street district utilizing the Main Street Approach®.
- b. Support the revitalization of the Main Street district by utilizing tools and resources that support Main Street district investment, for example: development incentives, ordinances and policy that promote the revitalization of the district, design guidelines or standards that promote the protection of the traditional character of the district, district development planning, etc.

2. Main Street Financial Support: Invest financially into the operation of the Local Main Street Program.
3. National Main Street Accreditation: Support the Local Main Street Program in compliance with this Agreement and with the completion of the annual Main Street America Accreditation and the re-designation process described above.
4. Demonstrated Support: Pass a Resolution to demonstrate the City's support of the Local Main Street Program and revitalization of the downtown/designated Main Street district as an important element of the City's economic development strategy. In the resolution, the City must commit to providing funding for the Local Main Street Program, appoint a City official to represent the City on the Local Main Street Program governing board, and commit to continuing to follow the Main Street Approach® as developed by the Main Street America and espoused by the MSI Program for local Main Street district revitalization efforts.

SECTION III. The IEDA agrees to:

1. National Main Street Accreditation: Administer the Main Street America Accreditation process in Iowa on behalf of Main Street America and recognize Local Main Street Programs and Cities who successfully meet the Main Street America Accreditation Standards.
2. Main Street Technical Assistance:
 - a. Maintain a team of downtown revitalization specialists, including a Main Street Iowa State Coordinator, to manage communication between the Local Main Street Program, City, the Main Street Iowa Program, and state government agencies.
 - b. Provide, as requested and as can be scheduled, on-site technical assistance to the Local Main Street Program and City by one or more downtown revitalization specialists. Technical assistance may include design, economic vitality, promotion, organization, committee training, board planning retreat facilitation, and action planning.
 - c. Conduct an on-site partnership visit at least once every two years.
 - d. Provide continuing advice and information to the Local Main Street Program and City.
3. Main Street Training:
 - a. Coordinate at least three (3) statewide training sessions annually for Local Main Street Programs and Cities. The nature of training to be provided at each session shall be based on the combined needs of all Iowa Main Street Communities.
 - b. Conduct at least three MSI Program orientations for all new Executive Directors and Local Main Street Program board members and volunteers. The Orientation will introduce the Executive Director and Local Main Street Program volunteers and board members to the Main Street Program and to their immediate responsibilities.
 - c. Offer optional regional training sessions.
 - d. Statewide training sessions, orientations, and optional regional training sessions may be virtual, as determined by IEDA.
4. Main Street Network: Include the Local Main Street Program and City in the Main Street Iowa network.
5. Main Street Designation: Create and implement a re-designation process to be completed by all Local Main Street Programs every five (5) years.

SECTION IV. The PARTIES hereto otherwise agree as follows:

1. The term of this Agreement shall be for a period of twenty-four (24) months beginning January 1, 2022 and ending December 31, 2023.
2. This Agreement may be amended by a written agreement to amend the Agreement signed by all three Parties, provided that the IEDA may unilaterally amend this Agreement to comply with legislative, administrative, and policy changes by the federal or state government.
3. Should any governmental unit enact, promulgate, or adopt laws, regulations, rules, or policies which alter or in any way affect the MSI Program, the City and the Local Main Street Program shall not hold IEDA liable in any manner for the resulting changes.
4. This Agreement shall be binding upon and shall inure to the benefit of the Parties and their successors.
5. No Party shall discriminate against any employee or applicant for employment because of race, color, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin.
6. Any Party may terminate this Agreement without cause after 30 days written notice to the other two parties.
7. This Agreement supersedes any previous agreements or negotiations, whether oral or written.
8. Nothing contained in this Agreement shall create any employer-employee relationship between or among any of the Parties.

IN WITNESS WHEREOF, the parties have executed this agreement.

BY: _____
Mayor Signature

 Date

Mayor Printed Name

 Mount Vernon, IA
 City

BY: _____
Board President Signature

 Date

Board President Printed Name

 Mount Vernon-Lisbon Community
 Development Group Inc.
 Local Main Street Program

BY: _____
 Deborah V. Durham, Director
 Iowa Economic Development Authority

 Date

J. Motions for Approval

CITY OF MOUNT VERNON
CLAIMS FOR APPROVAL, OCTOBER 4, 2021

PAYROLL	CLAIMS	95,186.86
WELLMARK	INSURANCE-ALL DEPTS	22,412.75
EBS	INSURANCE CLAIMS-ALL DEPTS	13,459.26
US BANK	CREDIT CARD PURCHASES-ALL DEPTS	9,605.54
EBS	INSURANCE CLAIMS-ALL DEPTS	7,215.26
CLIFTON LARSON ALLEN	AUDITOR FEES-ALL DEPTS	5,250.00
ALLIANT IES UTILITIES	ENERGY USAGE-LBC	4,756.92
KOSS INTERNATIONAL CORP	CTW CHALK-P&REC	3,431.77
MARION, CITY OF	STREET PAINTING-RUT	3,079.28
EBS	INSURANCE CLAIMS-ALL DEPTS	2,359.46
SPRINGVILLE READY MIX	STREET PATCH-RUT	2,224.25
VEENSTRA & KIMM INC	CITY ENGINEERING GENERAL	1,720.12
DELTA DENTAL OF IOWA	INSURANCE-ALL DEPTS	1,612.90
SUN LIFE ASSURANCE COMPANY	INSURANCE-ALL DEPTS	1,510.45
VEENSTRA & KIMM INC	STONEBRAKER DEV REVIEW	1,395.00
SIMMONS PERRINE MOYER BERGMAN	LEGAL FEES-P&A	1,259.00
LINN CO-OP OIL CO	FUEL-PW	1,191.85
FELD FIRE	GLOVES-FD	688.00
SPRINGVILLE READY MIX	SIDEWALK REPAIR-RUT	645.75
EQUIPMENT MGMT COMPANY	JAWS CUTTING EDGE-FD	634.00
VEENSTRA & KIMM INC	4TH AVE WATER MAIN	593.50
ECONO SIGNS	STENCILS, HANDICAP SIGNS-RUT	568.78
GORDON LUMBER COMPANY	BLDG SUPPLIES-RUT	566.80
EVIDENT INC	POUCH W/WINDOW-PD	473.00
CAMPBELL SUPPLY CEDAR RAPIDS	LOCATOR-RUT	465.00
MEDIACOM	PHONE/INTERNET-FD	400.24
STREICHERS	UNIFORMS-PD	400.00
MEDIACOM	PHONE/INTERNET-P&A	353.00
EBS	ADMIN FEE-ALL DEPTS	320.50
ALTORFER INC	EQUIP MAINT-SEW	307.26
BANKCARD 8076	CREDIT CARD FEES-LBC	247.29
LAW ENFORCEMENT TARGETS INC	TARGETS-PD	235.50
CITY LAUNDERING CO	SERVICES-LBC	230.93
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT	223.74
AMERICAN RED CROSS	TRAINING-POOL	156.00
SITE ONE LANDSCAPE SUPPLY	SUPPLIES-P&REC	148.36
ELDON DOWNS	UNIFORMS-RUT	148.00
LYNCH FORD	5K MI MAINT, FILTERS-PD	104.15
JASON BLINKS	FITNESS MEMBERSHIP-FD	100.00
KATEY FOREST	FITNESS MEMBERSHIP-POOL	100.00
TODD WEAVER	FITNESS MEMBERSHIP-FD	100.00
IOWA DEPT OF NATURAL RESOURCES	ANNUAL WATER USE FEE	95.00
LYNCH FORD	5K MI MAINT, TIRE REPAIR-PD	92.82
MIDWEST SAFETY COUNSELOR	INSTRUMENT CALIBRATION-FD	90.00
VEENSTRA & KIMM INC	WWTP SLUDGE DISPOSAL PLAN	64.00
CARQUEST OF LISBON	VEHICLE MAINT-FD	61.08
IOWA LEAGUE OF CITIES	BANQUET REGISTRATION-P&A	60.00
ARAMARK	RUGS-FD	58.65
CITY LAUNDERING CO	SERVICES-P&A	56.64
SIMMONS PERRINE MOYER BERGMAN	LEGAL FEES-P&A	55.50
ALTORFER INC	EQUIP MAINT-SEW	53.26
AMERICAN RED CROSS	TRAINING-POOL	39.00
MOUNT VERNON ACE HARDWARE	SUPPLIES-FD	14.97
TOTAL		186,621.39

CITY OF MOUNT VERNON
CLAIMS FOR APPROVAL, OCTOBER 4, 2021

GENERAL FUND	42,981.12
ROAD USE TAX FUND	13,409.74
WATER FUND	10,396.63
SEWER FUND	9,860.00
SOLID WASTE	2,241.90
STORM WATER	740.55
LBC	11,804.59
PAYROLL	95,186.86
	186,621.39

AGENDA ITEM # J – 2

**AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION**

DATE:	October 4, 2021
AGENDA ITEM:	Covid Related Policies/Procedures
ACTION:	Possible Motion

SYNOPSIS: The seven day positivity rate for the 52314 zip code continues to range from 1.5 to 2.5, depending on the date of review. As far as confirmed positive cases, I have not seen the number creep above 15 cases in a seven day period. The MVCSD implemented masks for sixth graders and below. At this time, staff does not have any new recommendations for the Council to consider.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Possible Motion

ATTACHMENTS: None

PREPARED BY: Chris Nosbisch

DATE PREPARED: 9/30/21

AGENDA ITEM # J – 3

AGENDA INFORMATION MT. VERNON CITY COUNCIL COMMUNICATION

DATE: October 4, 2021

AGENDA ITEM: Solid Waste Proposals

ACTION: Motion?

SYNOPSIS: I will not be in attendance to answer questions, but I will provide a spread sheet outlining the proposed fees. I have provided a memo and recommendation as I do not want the haulers to remain in limbo. There is no immediate reason for approving the proposal at this meeting. As I will not be present for the meeting, Council can choose to hold any further discussion on garbage service until the October 18, 2021 meeting.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion?

ATTACHMENTS: Memo and Supporting Documents

PREPARED BY: Chris Nosbisch

DATE PREPARED: 9/30/21

Memorandum

To: Mt. Vernon City Council
From: Chris Nosbisch, City Administrator
Date: 10/1/2021
Re: Solid Waste service

How we got here

The current solid waste contract utilizes a “pay as you throw” tag system. The program was designed to encourage recycling using monetary deterrents for solid waste. At the time of its inception, profits from the recycled byproducts offset the cost of collection. In the past ten years, the decline for recycled materials in China has dramatically decreased the profitability of some recycled products.

Five years ago, the monthly fee for solid waste service increased by \$0.75 per month/per resident. The City was able to absorb this increase by purchasing a leafvac and moving the semiannual leaf collection in-house (an approximate savings of \$30,000 a year). Staff was also notified the Linn County Cedar Rapids Solid Waste Agency would be eliminating the annual recycling incentive (just over \$7,000). At the time, Council chose to renew the current program for two years and reevaluate solid waste at a future date. Covid and the derecho storm further delayed the discussion by a year and a half.

While the “pay as you throw” tag program has been successful in reducing costs to some residents, it does have some unintended consequences.

1. Over the years, local businesses have phased out the resale of the garbage tags. The City is currently down to three resale locations outside of City Hall. The largest resale vender, Gary's Foods, has indicated to staff they will no longer buy additional tags when their current supply is gone. Businesses that accept credit cards for garbage tag purposes are absorbing the third party fees.
2. In a pandemic, words I never believed I would utter, the tag program has to be suspended when the resale locations become compromised. In the case of Covid, City Hall was closed to the public, forcing them to frequent grocery stores and gas stations in order to buy garbage tags. To counteract this dilemma, the Council was forced to utilize ending fund balances to absorb any loss occurring during this period. The lack of tag sales during the Covid pandemic likely resulted in more than \$10,000 in losses (tag sales, tipping fees, etc).

One other item of note that was discussed at the last meeting is the current hauler. In discussing the future with Dave Stone, the owner of Wapsi Waste, it became quite evident that he would be looking to sell/transition the Mt. Vernon route within the next two to five years. This does not necessarily mean the City could not sign another five year contract with Wapsi Waste, but there is a high probability that we would be dealing with a new hauler within that timeframe.

Results of the RFP

The request for proposals have been received and tabulated in the enclosed spreadsheet. There were three companies that submitted proposals, with two submitting both a five and ten year proposal. I have submitted spreadsheets for both a five year and ten year proposal. As my recommendation will be to move to a ten year contract, I will focus on the bids from Republic and ABC. Johnson County Refuse submitted two five year proposals, however, the price points for both proposals fall short of their competitors during the first 2-3 years.

The prices and analysis referenced in the following commentary include the \$10.50 monthly fee paid by all residents for leaf vac, right of way maintenance, composting, etc. This fee can be adjusted by the Council to further reduce cost, although staff would not recommend a reduction of more than \$.50 to \$1.00.

Republic's lowest monthly fee in year 1 is \$23.07, while ABC is \$25.50. The highest possible fee for Republic in year one is \$27.42, while ABC is \$28.75. This is equivalent to a current resident using 4.19 – 5.64 tags per month. .

At the end of the contract period (year 10), Republic has a low fee of \$28.65 and a high of \$34.32. ABC, in contrast, would have a low fee of \$31.03 and a high of \$35.49 in (year ten). Again, this would equate to 6.05 – 7.94 tags per month.

Both proposals list solid, in-state references. Republic is a much larger company and likely has more resources at its disposal as far as education materials, etc. One point of emphasis that will need more clarification during a potential contract negotiation is yard waste.

Next steps

The following steps will need to be considered by the City Council in the coming weeks:

1. Determine what hauling system will be used under the new contract. Essentially, do we try to stay with a tag program or move to an automated system?
2. Identify the potential hauler and further vet their proposal. Additional materials on education, insurance, history, etc. have been provided by the haulers.
3. Work to finalize a renewal contract with Wapsi, or develop a new contract with one of the listed haulers.

4. Release education materials to the general public during the transition period.
5. Begin new contract on July 1, 2022.

Recommendation

Both paths forward provide a certain level of uncertainty and challenges for the community moving forward. The current hauler cannot guarantee a definitive service period, and resale markets for garbage tags continue to dwindle. Regardless of your position on garbage service, this will be problematic for the City.

On the other hand, an automated system comes with its own challenges. Older sections of our community have narrow streets and an abundance of on-street parking. It is likely that some families may reduce the amount of recycled materials they set out, and glass will not be allowed in the totes. Additionally, as I have stated previously, some residents will be paying more in the new system while others will pay less. It is likely that our current weekly service dates will be modified with a new hauler.

With that being said, I believe the challenges of the tag system moving forward will outweigh any potential issues with an automated system. Based upon the RFP submittals, I am recommending a ten (10) year contract with Republic without the reduction of the annual service fee for the following reasons:

1. With the introduction of a 95 gallon container, most residents will increase their recycling capabilities.
2. A majority of residents will see a monthly cost reduction for garbage service. Those residents that are currently using less than one tag per week will see a slight increase.
3. Weight will no longer be a determining factor in whether a garbage container will be unloaded.
4. Republic does have a yard waste program that residents can subscribe to annually for an additional tote or utilize paper bags when needed.
5. If, Gary's Food does indeed end the resale of garbage tags, residents will be impacted. Gary's not only purchases close to 3000 tags per month, their extended hours allow residents greater opportunities to make a purchase.
6. The service fee covers the costs associated with the leaf program, compost site, tree maintenance, billing, etc.

Should the Council concur with my recommendation, staff could begin contract review/negotiations in preparation for the transition next summer.

M. Reports Mayor/Council/Admin.

**CITY OF MT. VERNON
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL
October 4, 2021**

- Laura is currently working on a fee structure resolution for the entire city in an effort to consolidate our charges for service. This will come to the City Council during the budget process.
- Matt and Laura are collaborating on the pool RFP while I finish the City Attorney RFP. Both requests will be in front of the City Council for review by the end of this calendar year.
- I have heard from two Council people regarding CIP requests for next fiscal year. If you have projects but haven't responded, please do so before the next meeting.
- I will be meeting with department heads next week to discuss the Grinnell salary survey. There seems to be a current arms race on seasoned public sector veterans, especially in the police department. Staff will be working on points of discussion for the personnel committee.
- Given the number of RFP's and projects that will be forthcoming next year, staff has placed the IT review on hold.